

December 20, 2016

Mr. Matthew Didier
USEPA Region V
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

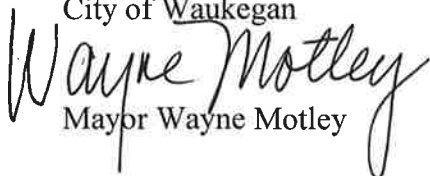
Dear Mr. Didier,

Enclosed please find the City of Waukegan's **\$125,000 Brownfield Assessment Grant Application** for the former OMC/Johnson Motors Plant 1, located at 200 Sea Horse Drive in Waukegan, Lake County, Illinois. The abandoned industrial property is approximately 14-acres in size located along the shoreline of Lake Michigan and Waukegan Harbor. Waukegan took owner possession of the partially dismantled, unsafe buildings in May 2016. Waukegan has not received USEPA Brownfield Grant funding since 2004. This \$125,000 grant funds request is an important follow-up step for timely 2017 environmental assessment after our substantial \$2-million-dollar abatement and demolition expenditure at the property in 2016.

- A. Applicant Identification:** City of Waukegan, 100 N. Martin Luther King Jr. Ave., Waukegan, Illinois 60085
- B. Funding Requested:**
 - i. Grant Type:** Assessment
 - ii. Federal Funds Requested:** \$125,000
 - iii. Contamination:** Commingled Hazardous and Petroleum Substances
- C. Location:** Waukegan, Illinois
- D. Property Information:** 200 Sea Horse Drive, Waukegan, Illinois 60085
- E. Contacts:**
 - i. Project Director:** Tom Hagerty, Director of Public Works, 1700 N. McAree Road, Waukegan, Illinois 60085, Telephone: (847) 360-0944; Email: tom.hagerty@waukeganil.gov
 - ii. Chief Executive/Highest Ranking Elected Official:** Wayne Motley, City of Waukegan Mayor, 100 N. Martin Luther King Jr. Ave, Waukegan, Illinois 60085, Telephone: (847) 599-2510, Email: wayne.motley@waukeganil.gov
- F. Population:**
 - i. General Population:** 89,078
 - ii. Poverty:** Lake County, Illinois is not experiencing persistent poverty
- G. Other Factors Checklist:** Attached
- H. Letter from State or Tribal Environmental Agency:** Attached

Thank you for your consideration of Waukegan's Brownfield Assessment Grant application.

Sincerely,
City of Waukegan


Mayor Wayne Motley

Narrative Proposal/Ranking Criteria (Evaluation Criteria) for Assessment Grants

IV.C.3.1. Community Need (45 Total Points)

IV.C.3.1.a Target Area and Brownfields (15 points)

IV.C.3.1.a.i Community and Target Area Descriptions (5 points)

The City of Waukegan, herein referred to as Waukegan, is located along the shoreline of Lake Michigan in the northeast section of Lake County, Illinois. The City has been designated as an Environmental Justice Community because of the extensive contamination from the former industrial properties that have been vacated, leading to a disproportionate number of Brownfield and Superfund properties within the City's municipal boundary, more specifically on the lakefront. The Site proposed to be investigated as part of this Brownfield Assessment Grant is known as the former Outboard Marine Corporation, herein referred to as OMC Plant 1, located at 200 Sea Horse Drive within the city limits of Waukegan, Illinois. Over the last several decades the City's lakefront industrial activity has declined leading to plant closures, employment loss for local residents, and an increase in poverty rates that has strongly impacted the local economy. The environmentally impaired properties concentrated along the lakefront have impeded the ability of the City to attract developers to revitalize the City's lakefront and local economy. The former OMC Plant 1 Site has contributed to building blight, soil and groundwater contamination, and financial cleanup uncertainty that impedes redevelopment possibilities. The adjacent and neighboring properties are now development ready after many years of extensive environmental remediation using Superfund monies.

The site is bounded to the west by Waukegan Harbor. The Former Manufactured Gas and Coke Plant and OMC Plant 2 Superfund sites bound the property to the north. The property is bounded to the east by Sea Horse Drive running along Lake Michigan. The Site is bound to the south by several paved beachfront parking lots. The Site has a history of industrial use dating back to 1926 when Johnson Motors utilized the Site as an industrial manufacturing facility for boat motors. In the 1950's OMC acquired Johnson Motors and added a large addition to the building in 1959 (it was then referred to as OMC Plant 1). Both Johnson Motors and OMC produced motors for propulsion of boats and watercraft. OMC abruptly declared bankruptcy in 2000, and closed OMC Plant 1 and the nearby OMC Plant 2. OMC Plant 2 was placed on the NPL by USEPA and has been cleaned up using Superfund monies. OMC Plant 1 did not score sufficiently on the USEPA Hazard Ranking System (HRS) to be managed under Superfund. Following OMC's abandonment, Bombardier Recreational Products (BRP) purchased the building and used a small portion of it for R&D and engine testing. BRP sold the building to Night Owl Holdings, LLC from Michigan in 2015, whose sole purpose in acquisition was to strip the buildings of its salvageable components and then walk away from the remaining building shell. Waukegan filed suit to stop Night Owl Holdings from this practice of removing building components for scrap value. The suit was settled out of court by allowing Waukegan to purchase the property in lieu of continuing legal battles. Waukegan took possession of the partially dismantled, unsafe buildings in May 2016. Waukegan immediately began securing the property and contracted for complete demolition of all structures on the 14-acre property. Demolition proceeded from June 2016 and will be completed in January 2017 at a cost to Waukegan of \$2 million.

Environmental conditions at the Site, while not warranting Superfund cleanup, are indicative of poor industrial stewardship exhibited by OMC during its many years of factory production pre-

dating RCRA environmental regulations. Fortunately, the site did not have the widespread use of PCBs as had caused OMC Plant 2 to and Waukegan Harbor to be severely impacted. Past environmental records for the OMC Plant 1 property indicate the use of numerous underground storage tanks, above ground storage tanks, and limited drum storage for use and management of petroleum and solvent. It is confirmed that 11 former USTs were previously removed from the Site and that approximately five additional USTs may need to be removed from the Site. None of the removed USTs appear to have been subject to corrective action to acceptable present day environmental or human health standards. Commingled petroleum and solvent (hazardous substance) appears to have impacted soil and groundwater at the property.

IV.C.3.1.a.ii. Demographic Information and Indicators of Need (5 points)

	Targeted Area (e.g., Census Block Tract of OMC Property)	City/Town or County	Statewide	National
Population	698	88,671	12,859,995	314,107,084
Unemployment	6.6%	11.6%	6.9%	9.2%
Poverty Rate	37.2%	20.3%	13.6%	10.5%
Percent Minority	53.1%	53.4%	28.0%	36.2%
Median Household Income	\$20,705	\$45,983	\$57,166	\$55,775

Data are from the 2014 American Community Survey data profile and are available on American FactFinder at

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

Data are from the Bureau of Labor Statistics (The Employment Situation - March 2016) and are available at

<http://www.bls.gov/news.release/pdf/empst.pdf>

IV.C.3.1.a.iii. Brownfields and Their Impacts (5 points)

Waukegan's struggle with brownfield properties on its lakefront is illustrated further by the staggering number of impacted acres, as shown below.

Overall Waukegan Lakefront Acreage: Approx. 1,330 acres		
North Lakefront: 810 Acres		
Harbor/South Lakefront: 520 Acres		
Specific Brownfield Sites	Acres	% of Lakefront Land
Former OMC/Johnson Motor Plant 1*	14	1.05%
Johns-Manville Superfund	150	11.28%
North Shore Gas North MGP Plant	16	1.20%
North Shore Gas South MGP Plant	25	1.88%
OMC Plant 2 Superfund	80	6.02%
Slip 3 PCB Containment Cell	2	0.15%
Former Coke Plant Site Superfund	20	1.50%
ComEd/Former Greiss-Pfleger Tannery	38	2.86%
Abbott Landfill	13	0.98%
Lakeshore Foundry	2	0.15%

Diamond Scrapyard	17	1.28%
Former Fansteel	11	0.83%
EJ&E RR	19	1.43%
Former Roundhouse RR Location	2	0.15%
Total	409	30.75%

*The Site applying for the Brownfield Assessment Grant is the Former OMC/Johnson Motors Plant 1 property located at 200 East Sea Horse Drive in Waukegan, Lake County, Illinois 60085. It is located within highly recreational use area of Waukegan South beach and the recreational boating areas of Waukegan Harbor. Residential use has not yet been established in this area, but is a future goal of Waukegan once these former industrial sites are prepared for re-use. Waukegan's Master Plan envisions multi-use residential, commercial and recreational with conservation areas throughout the lakefront including this target property. Waukegan's goal for this 14-acre property can be assessed, remediated and revitalized from the previous industrial uses and utilize the land to contribute to its redevelopment plan of the Lakefront. Reviving the subject property for Lakefront, residential and open space redevelopment will help attract developers to achieve Waukegan's Master Plan by creating homes, businesses, recreation, and entertainment for the public.

This grant will help facilitate the Waukegan's goals and allow the City an important follow-up step of timely 2017 environmental assessment after our substantial 2016, \$2 million dollar abatement and demolition expenditure at the property. Waukegan is one of the few communities located along Lake Michigan having the ability to utilize both, the vast setting of the shoreline and natural resources along Lake Michigan to balance redevelopment and sustainability that will enhance the economy and provide healthy enjoyment for its residents.

IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts (15 points)

IV.C.3.1.b.i. Welfare Impacts (5 points)

Currently, there are only two single family residences along the entire 1330 acres of Waukegan Lakefront land. There are no multi-family residential buildings or rental properties on the Lakefront. Over 30% of the land is undeveloped brownfield/Superfund sites. NRG operates a 62-acre coal fired power plant that is surrounded by 50 acres of powerline and transformer infrastructure. Substantial tracts of land are utilized for rail yards that are severely underutilized during the current economy. Much of the track has been abandoned, but not removed. Railroad uses are 56 acres of the lakefront. The remaining active industrial uses on the lakefront with limited levels of employees are Akzo Nobel, National Gypsum, and A. L. Hansen Manufacturing. The cumulative effect of brownfields on Waukegan's lakefront is thus exacerbated by other underutilized industrial, rail yard, power plant and infrastructure uses that are not producing substantial jobs, or local revenue for Waukegan's growth.

IV.C.3.1.b.ii. Cumulative Environmental Issues (5 points)

Waukegan's Lakefront is scattered with several brownfield sites, including the former OMC Plant 1 Site. In addition to the brownfields, the City of Waukegan's Lakefront contains two Superfund sites that contain hazardous substances. The Outboard Marine Corporation is an approximate 100-acre site directly north of Waukegan Harbor that was formerly occupied by the outboard-boat motor manufacturing plant and a former railroad tie, coal gasification and coke plant facility. Substantial remedial work has commenced to remove the contaminants of concern which include PCBs, tars, phenols, arsenic, ammonia, and trichloroethylene, a chlorinated solvent. Johns Manville is another Superfund site that is located along Waukegan's Lakefront leaving behind a legacy that has hindered Waukegan's ability to attract new developers and current best

and highest uses. Historically Johns Manville manufactured asbestos at the Waukegan facility where the 150 acres became a disposal area for asbestos products. The site is going through the final phase of remedial work, but will never again be developable and will only have very limited, if any, passive access.

With the departure of heavy industrial facilities that formerly occupied Waukegan's Lakefront several sites including OMC Plant 1 were left contaminated and underutilized. Waukegan has since made significant strides to remediating the blighted lakefront, but requires funding through the Brownfield Assessment Grant to continue its momentum to transform the lakefront to conform to Waukegan's Master Plan of residential, commercial, recreational, and conservation use. Waukegan has not received USEPA Brownfield Grant funding since September 2004.

IV.C.3.1.b.iii. Cumulative Public Health Impacts (5 points)

This Assessment Grant will assist in Waukegan's efforts to improve the living conditions of sensitive populations (African Americans, Hispanics, individuals with incomes below the poverty rate, children under 5 years, seniors over 65 years, single mother families and obese persons) located within Waukegan and that frequent our lakefront for recreation. Minority population account for 53.4% of the total population of Waukegan while 20.3% of the total population live below the poverty line, which is 6.7% higher than the state average (<http://factfinder.census.gov/>). Also, the people within the City of Waukegan under 65 years old without health insurance is at 24.2%¹ which is 13.7% higher than the national average. These groups are often less able to avoid these potential adverse environmental exposures and their low economic status causes them to be less likely to have routine access to good nutrition and preventative health care due to inflated medical bills for the uninsured.

The following table details potential contaminants of concern (COC) at the Former OMC Plant 1 site and their potential health effects:

COC	Potential Health Effect
Heavy Metals	Decreased intellectual development of infants and children; effects to gastrointestinal, renal and reproductive systems of children and adults.
Chlorinated solvents	Irritation eyes, skin, nose, throat, respiratory system; nausea; flush face, neck; dizziness, incoordination; headache, drowsiness; skin erythema (skin redness); liver damage; [potential occupational carcinogen]
BTEX	Lassitude, dermatitis, giddiness, headache, liver and kidney damage, narcosis and coma
PAHs	Cataracts, kidney and liver damage, jaundice and cancer
http://www.cdc.gov/niosh/npg/	

Assessing and subsequently cleaning up this land will help facilitate the following benefits for Waukegan's Lakefront: mitigate threats to human health and the environment, provide data to attract developers to support redevelopment and the preservation of greenspace through the creation of trails, paths, and parks which will also potentially lower obesity rates for the City of Waukegan while promoting a healthier lifestyle for the nearby community.

¹<https://www.census.gov/quickfacts/table/HEA775215/1779293,00>

IV.C.3.1.c. Financial Need (15 total points)

IV.C.3.1.c.i. Economic Conditions (5 Points)

With the departure of industry from Waukegan's former industrial harbor, the local economy has taken a toll in recent decades and Waukegan continues to need funding to help investigate, define environmental conditions, and cleanup up its lakefront. Industrial activities were once one of the largest employment sectors in Waukegan beginning during the height of the industrial era.

Waukegan's industrial legacy has left behind numerous contaminated properties, the majority comprises the Lake Michigan lakefront where industry originated via Harbor transport. The contaminated lakefront areas are adjacent to Waukegan's downtown and residential neighborhoods that leave negative connotations in the City and its ability to attract developers. Waukegan has become victim to disinvestment that have lead to a disproportionate number of vacant undeveloped contaminated sites. Waukegan is not able to substantially draw on TIF funding due to industrial and commercial companies leaving the area and its low income residents within the community which have a substantially lower than average median household income of \$20,705 (<http://factfinder.census.gov/>).

By the end of the 20th century, three of the four major industries along the lakefront closed. Waukegan's major industrial manufacturing facilities that occupied the lakefront began massive plant closures and layoff, which included Fansteel, Johns Manville, and formerly the Outboard Marine Corporation from 1990 to 2000. Since the industries departure from Waukegan for cheaper labor markets, the local economy and tax base has since suffered. During that time, there was a resurgence in Waukegan's population due to the attractiveness of suburban living¹. The City of Waukegan needs this grant to further incentivize people and businesses to move towards the lakefront and re-establish this area.

Majority of Waukegan's residents are from a racial or ethnic minority group, primarily Hispanic or Latino comprising approximately 53.4% of the total population according to the 2010-2014 census. The City of Waukegan is a community that comprises of a majority of racial and ethnic minorities, 73.1% of the total population, and bears a disproportionate number of environmentally impaired sites from the former industrial uses making Waukegan an a designated Environmental Justice community by USEPA.

	2010 Census Data		2014 Census Data	
Race	Number	Percent	Number	Percent
Total Population	89,078	100.0%	88,671	100.0%
Hispanic or Latino	47,612	53.4%	47,349	53.4%
White	22,182	24.9%	19,847	22.4%
Black or African American	15,286	17.1%	15,239	17.2%
American Indian and Alaskan Native alone	869	1.0%	225	0.3%
Asian alone	103	0.1%	72	0.1%
Native Hawaiian and Other Pacific Islander alone	26	0.0%	17	0.0%
Some other race alone	577	0.6%	375	0.4%
Two or more races	1,358	1.5%	1,375	1.6%

1. Waukegan Historical Society (www.waukeganhistorical.org/places/) 2. Census Bureau (<http://factfinder.census.gov/>)

IV.C.3.1.c.ii. Economic Effects of Brownfields (10 Points)

Waukegan's population is 89,078 according to the 2014 Census. Waukegan's poverty rate is 20.3%, well above the State and National poverty rates of 13.6% and 13.5%. Although Waukegan is the ninth largest city in Illinois, the majority of the residents, 53.1% in the Target Area, are minorities. Data gathered from the 2014 Census demonstrates that majority of

Waukegan's residence are of Hispanic or Latino ethnicity with 53.4% of the population. A fifth of the population, 20.3% is considered to be in at or below the poverty rate compared to the National average of 13.5%. (<https://www.census.gov/quickfacts/table/>).

Historically, the Waukegan Lakefront was utilized for industry and manufacturing and raw material processing, the majority of which have all been vacated due to industry jobs leaving and highway transport replacing shipyard movement into Waukegan Harbor. This has left a disproportionate number of blighted Brownfield and Superfund sites along the lakefront including the former OMC Plant 1 site. Negative perceptions and brownfield stigma from the former heavy industrial sites have made it difficult to attract developers to redevelop the vacant environmentally impaired sites that conform with Waukegan's Master Plan. Brownfield sites have not generated tax revenue or tax increment to overcome these conditions and allow Waukegan to incentivize development. Industry has not returned. Waukegan lakefront Property cannot be utilized as collateral for business or construction loans due to perceived and real *recognized environmental conditions*.

IV.C.3.2. Project Description and Feasibility of Success (55 Total Points)

IV.C.3.2.a Project Description, Timing and Site Selection (30 points)

IV.C.3.2.a.i Project Description and Alignment with Revitalization Plans (17 points)

The Brownfield Assessment Grant will remove environmental uncertainty from this parcel through comprehensive testing of soil and groundwater. This parcel when assembled with completed adjoining parcels will become a highly sought after parcel along the harbor and promote the stated goals of the Waukegan's Master Plan, which includes developing healthy, safe, and vibrant neighborhoods along Lake Michigan that will revitalize the community. Defining the OMC Plant 1 Site environmental conditions through this assessment funding grant will provide developers with a parcel that is delineated environmentally, near “shovel ready” with known managed business risk and reduced liability.

Waukegan took timely and correct action in purchasing this property from an unscrupulous prior business that was not aligned with our development goals. The prior owner's incentive was profit from the building's salvageable scrap and leaving behind further blight. Waukegan was forced to spend funds fighting this land abuse in court or purchasing the property as a settlement. Once purchased, Waukegan acted quickly to stabilize the site for public safety, then abated the asbestos materials, followed by full and complete building demolition. After \$2.5 Million in acquisition and demolition costs, the site is clear of all buildings, floor slabs, wall footings, and debris. This post-demolition condition will make the environmental assessment work much more cost-efficient, economical and thorough. The absence of buildings, floor slabs, and underground structures will allow for more accurate delineation of soil and groundwater conditions. We will also define the location, size, and extent of any remaining USTs.

With this necessary funding from the USEPA, Waukegan will continue to “set the table” for its Master Plan and attract private sector investment that transforms the lakefront. We will bring in successful developers and create new mixed-use, waterfront neighborhoods as well as parks, public green space connecting downtown Waukegan with the newly revitalized lakefront. The goal of the Master Plan is for the lakefront to be a destination within Waukegan with extensive public access and amenities. Not only for residents within the community, but also County and State-wide visitors that want to experience a vibrant, healthy, attractive lakefront environment.

IV.C.3.2.a.ii Timing and Implementation (13 points)

Waukegan has the land parcel prepared for assessment work to begin in 2017 immediately after program award and grant agreements. We will follow procurement and contracting requirements

to engage an experienced firm of environmental professionals. Waukegan's City Council has already been briefed on the scope of the grant and fully supports the City's implementation. The site is fully prepared for environmental work to begin. We have archived older drawings of the plant facilities so that we can tailor our environmental work plans to known recognized conditions and "hot spots." Past environmental records for the OMC Plant 1 property indicate the use of numerous underground storage tanks, above ground storage tanks, and limited drum storage for use and management of petroleum and solvent. It is confirmed that 11 former USTs were previously removed from the Site and that approximately five additional USTs may need to be removed from the Site. None of the removed USTs appear to have been subject to corrective action to acceptable present day environmental or human health standards. Commingled petroleum and solvent appears to have impacted soil and groundwater at the property. This media will be tested to characterize the nature and extent and to assess against risk-based environmental and human health standards in Illinois.

An updated Phase I Environmental Site Assessment will be performed following *All Appropriate Inquiry* requirements of USEPA. We will then perform a site wide investigation to ensure that data is collected to obtain a future comprehensive NFR letter for the Site. This will provide a high level of land value and assurance to subsequent lenders and development investors.

The site will be enrolled in Illinois EPA's Site Remediation Program (SRP) so that we receive IEPA review and evaluation services that will lead to approved Site Investigation Reports and Remedial Action Cleanup Plans. Various USEPA deliverables will be prepared including a Project QAPP/Field Sampling Plan.

Waukegan will work with experienced contractors to develop a comprehensive Phase I & II investigation plan. Specialized environmental drillers and analytical testing labs will be engaged to work as subcontractors to the environmental professionals. We envision a site grid pattern with survey controls established across the site. Soil borings and groundwater monitoring wells will be installed on the grid nodes. As contaminants are delineated grids will become tighter spacing until sufficient delineation is completed. This delineation will provide the basis for remedial action planning and cleanup cost determination.

IV.C.3.2.b. Task Descriptions and Budget Table (20 Points)

IV.C.3.2.b.i Task Descriptions (15 points)

Task 1: Complete Site Assessment- The following funding sources will be used by Waukegan to complete the project: \$125,000 from USEPA Assessment grant.

A large portion of the project funding is for soil and groundwater sampling to assess the nature and extent of solvent and petroleum contamination.

Task 2: Community Outreach and Involvement - \$5,000 total as in-kind services provided by the City of Waukegan. In-kind services will be utilized to assure the community residents and other stakeholders are well informed and that their concerns are fully addressed throughout the project. The City will continue to hold informational meetings and solicit input from community members on a quarterly basis during the duration of the project. Community outreach activities will be performed and may include room rental, newspaper public notice advertisements, mailings, updating the city website, display materials costs, signage, printing fact sheets, and various media events.

IV.C.3.2.b.ii. Budget Table (5 Points)

Line #	Budget Categories	Task 1	Task 2	Total
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	(program costs only)	Phase I & II Site Assessment	Community Outreach	
EPA GRANT FUNDED PROGRAM COSTS				
1	Personnel	\$ 7,000	In-kind City \$	\$ 7,000
2	Travel			
3	Fringe Benefits	\$ 3,000		\$ 3,000
4	Equipment			
5	Supplies			
6	Contractual	\$ 115,000		\$115,000
	TOTALS	\$ 125,000		\$ 125,000

IV.C.3.2.c. Ability to Leverage (5 Points)

In-kind services from Waukegan will be utilized to assure the community residents and other stakeholders are well informed and that their concerns are fully addressed throughout the project. The property's lakefront and harbor setting provides the attraction to leverage by its location and development amenities once the uncertainty of brownfield conditions is defined and overcome. Unlike rural greenfield sites, Waukegan's urban lakefront has all infrastructure in place to attract private developer investment. This will be key financial leverage for cleanup and re-use funding. Waukegan will communicate with the U.S. Department of Transportation's Build America Bureau to leverage grant funding such as TIGER and FASTLANE, for infrastructure improvements. These grants would fund the roadways, bike paths and pedestrian paths needed to further develop the lakefront and make it more developer ready. These surface infrastructure plans are already within Waukegan's Master Plan which will be very influential during the grant selection process. We will continue our successful use of Illinois DNR funding obtained from NOAA and USFWS and USEPA GLRI funds for urban watersheds and sustainable shorelines.

IV.C.3.3. Community Engagement and Partnerships (35 Total Points)

IV.C.3.3.a. Engaging the Community (15 total points)

IV.C.3.3.a.i. Community Involvement Plan (10 Points)

Waukegan has developed a plan to involve and engage the community throughout the duration of the assessment work and future cleanup and redevelopment strategy. Waukegan will start engaging the public by hosting a public information meeting on a quarterly basis. The first public meeting will divulge the EPA Brownfields process to ensure the community is aware of the work that is required to be completed and how it will affect community members. This will be a way to engage with residents and initiate interactive communication while providing pertinent information and feedback. The quarterly public meetings will also serve as a public forum to request comments or questions regarding public input and health concerns. Once the cleanup has commenced an additional public meeting will be held to discuss any input and health concerns. Technical staff will be available to discuss the meaning of technical information to the public. Due in part because half of the residents speak Spanish, materials will be translated as needed and provided to the public. Any other special needs will be accommodated during the meetings if/when they arise.

Waukegan will also utilize a multimedia approach to advertise quarterly meetings, encourage community involvement, and to facilitate response to questions, comments, or concerns as the arise. Waukegan website and Facebook page will be used to communicate instant news about any cleanup work and the dates/times of public meetings.

IV.C.3.3.a.ii. Communicating Progress (5 Points)

Waukegan will involve and engage the community throughout the duration of the Assessment work and future redevelopment strategy. The City will start engaging the public by hosting a public information meeting during a portion of its City Council events. The first public meeting will communicate the EPA Brownfields process to ensure the community is aware of the work that is required to be completed and how it will affect community members. This will be a way to engage with residents and initiate interactive communication while providing pertinent information and feedback. The quarterly public meetings will also serve as a public forum to review the assessment findings with the public and request comments or questions regarding public input and health concerns. Technical staff will be available to discuss the meaning of technical information to the public. Due in part because half of the residents speak Spanish, materials will be translated as needed and provided to the public. Any other special needs will be accommodated during the meetings if/when they arise.

IV.C.3.3.b Partnerships with Government Agencies (9 Points)

IV.C.3.3.b.i. Local/State/Tribal Environmental Authority (5 Points)

The Illinois Environmental Protection Agency (IEPA) implements the state environmental Brownfields cleanup and Site Remediation Program. The City of Waukegan will work directly with the IEPA SRP to ensure an appropriate site assessment for the Former OMC Plant 1 Site. All activities and objectives will be completed in accordance with 35 IAC Part 742.

IV.C.3.3.b.ii Other Governmental Partnerships (4 Points)

Waukegan, USEPA, and IEPA will work closely and cooperatively with the assessment process of the Former OMC Plant 1 site.

IV.C.3.3.c. Partnerships with Community Organizations (9 Points)

Letters of support detailing the organizations' roles and participation in the project activities are included as attachments. Partnerships with Community-Based Organizations (CBOs) include:

Delta Institute is a non-profit organization whose mission is to work with local governments, communities and private business to build a resilient environment and economy through the implementation of sustainable solutions. Delta will work with City Departments to aid in project alignment with future redevelopment plans and assist in the coordination of community outreach.

Waukegan Park District is committed to providing parks, facilities, and leisure opportunities to City residents. Waukegan Park District will work with the City to ensure the portions of the Site can be transformed into viable recreational space for residents. The cleanup and redevelopment of the Site directly benefits the Waukegan Park District city-wide objective.

Waukegan Port District provides amenities and services to recreational boat users at Waukegan Harbor and Marina. The Site is located just across from Waukegan Marina and Harbor. Waukegan Port District has been actively seeking out small business to operate at the Harbor and Marina to provide much amenities to boat users. Completing brownfield assessment will aid the Waukegan Port District in attracting small business that will enhance the local economy and quality of time spent along the Waukegan lakefront.

IV.C.3.3.c.i. Community Organization Description and Role (5 Points)

Waukegan has two additional active community groups that provide an effective forum for input and feedback on Lakefront environmental work: 1) Citizen's Advisory Group (CAG)—comprised of local citizen's and business members that meet routinely to provide updates to Waukegan cleanup and restoration sites. This group formed with USEPA funding some years ago during early stages of Superfund work in Waukegan. 2) Greater Waukegan Development Coalition (GWDC)—a not for profit business organization promoting interaction and collaboration and public awareness throughout Waukegan's business sector.

IV.C.3.3.c.ii. Letters of Commitment (4 Points)

Letters of Commitment are attached.

IV.C.3.3.d. Partnerships with Workforce Development Programs (2 points)

The assessment and redevelopment of the Former OMC Property is part of the Waukegan Master Plan. Unfortunately, there are no EPA Brownfields job training grantees currently near the Former OMC Plant 1 Property or near Waukegan. The City will partner with College of Lake County (CLC) Workforce and Professional Development Program to invite student involvement from CLC's environmental curriculum program as Brownfield Assessment work commences. The City intends to hire local companies and workers to create neighborhoods and small business districts that are conjunction with the 2003 Waukegan Master Plan. The College of Lake County Workforce and Professional Development provides services to individuals and small business in areas leadership, finance, operations, logistics, professional development, and marketing to ensure success of all business ventures that could occur at the Site after remedial work has been completed.

IV.C.3.4. Project Benefits (25 Total Points)

IV.C.3.4.a. Welfare, Environmental, and Public Health Benefits (13 points)

Defining the nature and extent of contamination present at the former OMC Plant 1 property will help the City of Waukegan achieve its goal of redeveloping the Waukegan Harborfront zone of its Lakefront. Land that has long been inaccessible to the public will be opened-up for safe, enjoyable lakefront experiences. Private development will return to replace the lost manufacturing legacy on the Harbor. Lenders and investors will understand the environmental conditions defined by the Assessment Grant work. The uncertainty of environmental conditions on this parcel serves as a significant road block for investment or private acquisition. Residents and visitors in the nearby area will benefit from a decrease in exposure to potentially harmful contaminants and the use and enjoyment of a transformed industrial property on Lake Michigan. Residents will no longer observe "Keep Out" fenced off property, but instead will benefit from improved beach and natural areas due to increased interest from developers to investment and conservation on the Lakefront. The assessment funds will define environmental conditions and become an important step to eliminating the existing threat to human health, ecosystems, and the environment while also qualifying the Site as "development- and investment-ready."

IV.C.3.4.b. Economic and Community Benefits (12 points)

The redevelopment of the Former OMC Plant 1 site promotes economic stimulation in the City of Waukegan by increasing home and property values that typically occur after redevelopment of brownfields sites. From the 2015 American Community Survey 1-Year Estimates, the current median value of owner-occupied housing units in Waukegan is \$117,000 which is significantly lower than the Illinois median of \$180,300 (<http://factfinder.census.gov/>). Redevelopment efforts will increase the median value and will also support the City's efforts to increase quality employment by supplying jobs and expanding the city's tax base as stated in the 2003 Waukegan Master Plan for the Lakefront. This remediated property will also lead to community benefits such as utilizing the Lakefront property for green areas, parks and other recreational areas to entice people to be more locally active and promote a healthier lifestyle. Remediating and redeveloping the Former OMC Plant 1 Property plays a big role in revitalizing the City of Waukegan's Lakefront and promote new developments along Lake Michigan. Waukegan will require developers to present plans that promote transit oriented residential and retail/commercial areas that have become attractive to dwellers of all ages. The attractiveness of the lakefront

living and ease of commuting to downtown Chicago or Milwaukee and other cities along the lakefront will allow for Waukegan to attract new residents and lifestyles and grow its tax base. An improved, redeveloped lakefront will create significant new jobs, both seasonal and permanent for all ages with appeal to all of Waukegan's diverse populous cultures. Students will work at the marina, on beaches, and on summer maintenance crews. Festivals will bring performers, concession vendors, and entrepreneurs to the improved, highly populated and accessible lakefront. Seniors will have a destination and an opportunity to work part-time. Businesses throughout Waukegan will expand and hire to support the larger population of recreational visitors to the Harborfront/Lakefront. The economic benefit will flow to construction contractors, transportation vendors, refuse haulers, restaurant suppliers, marina suppliers, fuel deliveries, etc.

IV.C.3.5. Programmatic Capability and Past Performance (40 Total Points)

IV.C.3.5.a. Audit Findings (2 Points)

Waukegan has provided draft audit findings from the fiscal year ending April 30, 2016.

Finding 2016-001: External Financial Reporting. Statement on Auditing Standards (SAS) No. 115 requires auditors to report a material weakness if material journal entries are detected as part of the financial audit, or the auditor prepares the annual financial statements and notes. City staff was not able to identify certain adjusting journal entries and Waukegan contracted with the auditors to prepare the financial statements. Waukegan acknowledges the necessity of reporting that the auditors prepare the published financial statements under SAS No. 115.

Finding 2016-002: Internal Control Equipment. Statement on Audit Standards (SAS) No. 115 requires us, as the auditors, to communicate weaknesses in Waukegan's system of internal controls. Waukegan does not have sufficient staff to prepare segregate duties. Waukegan does not currently have a system control in place, but believes that the current paper-based process will continue which Waukegan is confident offers sufficient controls.

Finding 2016-003: 14.218 Community Development Block Grant, Department of Housing and Urban Development, passed through agency: Lake County, Neighborhood Stabilization Program, Grant ID #B-11-MC-17-0025. Payroll expenditures charged to federal grants must be in accordance with the requirements of the Uniform Guidance. When employees work on multiple activities, grants or cost objectives, the payroll expenditures charged to the grant must be supported by personnel activity reports or other reasonable allocation methods which reflect a distribution of the actual activity of each employee to each activity or grant. Per the auditor recommendations, the following procedure outlines the process for tracking time regarding the specific funding sources (CDBG, HOME, NSP).

IV.C.3.5.b. Programmatic Capability (23 Points)

Waukegan has received funds under Illinois DCCA, the Illinois EPA Brownfields Redevelopment Grant (BRG), and USEPA Brownfields and Superfund Redevelopment Initiative (SRI) Pilot Project. The City has historically made effective use of these grants for activities such as abating environmental conditions at the former News Sun campus, development of end use plans for Yeoman Creek Superfund Site, and housing redevelopment of a former drycleaner contaminated site on Sheridan Road overlooking the lakefront.

The City has and continues to develop an organization and management plan that will provide the necessary internal and external resources and specialized experience to implement its environmental investigations and assessments, thereby integrating the management of environmental conditions into the overall lakefront redevelopment strategy. The City will manage this project as it has numerous successful projects using the Director of Public Works as

the Grant Project Manager in combination with procurement of specialized environmental consultants/contractors to implement the Assessment work. The Grant Project Manager will also work closely with the Finance Department on details of grant administration. In addition to working with the Finance Department, the Grant Project Manager will work with the Director of Marketing & Public Relations and the Director of Policy and Projects at the City to ensure success of the grant.

Mr. Tom Hagerty, Public Works Director has held this position at the City for 14 years. He manages a \$30 million annual budget and an internal work force of 95 employees plus consultants and contractors. Mr. Hagerty typically manages one to two grant projects annually administered from agencies including Illinois DNR, USEPA, and Federal Highway funded projects. In 2015, Mr. Hagerty was the Project Manager of the 2015 Sustainable Shoreline Plan, a \$200,000 grant administered by Illinois DNR Coastal Management Division. The successful grant resulted in a dynamic plan that improved public access to Waukegan Municipal Beach while incorporating sustainable, green infrastructure measures and resultant environmental benefits along Lake Michigan.

Ms. Noelle Kischer-Lepper, Director of Policy and Projects, has been Compliance Coordinator for Waukegan's Community Development Block Grant (CDBG) program for ten years. She also manages aspects of the City grant program including awarding contracts to qualified personnel to perform specific portions of the grant task, monitoring programmatic success, reporting to Housing and Urban Development (HUD), overseeing budgets and related expenses, and the required planning and reporting. She has also worked on successful report preparation and overseeing success with various federal and state grants including police grants for DUI enforcement, motor vehicle theft prevention, laptop computers for squad cars. In addition, she has overseen successful grant implementation with the Illinois Housing Development Authority (IHDA) for the demolition of derelict and abandoned homes; various IDNR grants.

We have the system in place to ensure the timely and effective expenditure of these USEPA funds to achieve the project goals and objectives. We have an efficient program of City procurements that meets FAR guidelines and we will use this process to bring in contractor services. Lastly, Waukegan has a demonstrated record of effectively utilizing USEPA BF and GLRI grants and leveraging to implement lakefront improvement projects and cleanups.

IV.C.3.5.d. Past Performance and Accomplishments (10 Points)

IV.C.3.5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (10 Points)

Waukegan last received a Brownfield Assessment Grant for an abandoned railroad and scrapyard property Hazardous Substance and Petroleum Project in September 2004. Waukegan made effective use of the \$400,000 USEPA Brownfield Assessment Grant to investigate and define environmental conditions adjacent to the Lake Michigan shoreline where a former RR engine roundhouse and rail service yard was located from the early to mid-1900s. This grant work was completed on time and removed environmental uncertainties related to this important Lakefront parcel and has provided the City with sufficient environmental risk definition to acquire the property. The City is in the final stages of acquisition and rail line abandonment to make way for "rails to trails" open space uses along the Lakefront and public access bicycle path/roadway right of ways. The former scrapyard property received the first residential land use IEPA NFR letter on the South Lakefront in 2009.

Each of these two prior USEPA Grants were fully expended and all grant-required deliverables filed with USEPA. Quarterly and final closeout reporting was completed on-time. Waukegan followed through with leveraging additional funds for cleanup and acquisition. A one year grant

extension was requested and approved due to delays in obtaining access to railroad-owned properties. Waukegan worked with USEPA Region V Project Manager, Jan Pels.

IV.C.3.5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 Points)

This section is not applicable as the City of Waukegan has received Brownfield Grant assistance previously.

IV.C.3.5.d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements (5 Points)

This section is not applicable as the City of Waukegan has received Brownfield Grant assistance previously.

IV.C.3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 Points)

Tracking Progress - The City of Waukegan's goal for the Former OMC Plant 1 Property, this key lakefront brownfield site is to obtain an IEPA NFR letter allowing residential, mixed uses, and open space recreational land use on the 14-acre site. The success of this Assessment Grant will be tracked and evaluated throughout the grant's performance period, which will then lead into the cleanup of the Site. The City will track the progress of the Assessment Grant by measuring the following:

OUTCOMES:
1) Soil and groundwater environmental conditions will be defined and delineated throughout the property.
2) Petroleum and hazardous substance concentrations will be evaluated vs. risk-based human health and environmental standards defined by IEPA.
3) The need for remediation or corrective action/containment will be known.
4) Community Education and Input
OUTPUTS:
1) IEPA approved Site Investigation Report
2) Known areas and cost of cleanup at the property
3) Number of meetings conducted to educate and inform the public.
5) Amount of funding leveraged for the site.
6) Developer interest when environmental conditions defined.
7) Private sector investment in the property.

Progress towards achieving these outcomes and outputs will be reported to USEPA as part of the required quarterly and annual progress reports. As appropriate, outputs and outcomes will be reported using ACRES.

ATTACHMENT A OTHER FACTORS CHECKLIST

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: The City of Waukegan

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Target brownfield sites are impacted by mine-scarred land.	
	Project is primarily focusing on Phase II assessments.	
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT B THRESHOLD CRITERIA

III.B. Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The City of Waukegan, a municipal corporation herein referred to as "Waukegan", is applying for the 2017 Brownfield Assessment Grant for Hazardous and Petroleum Substances and is an eligible entity in the category of a General Purpose Unit of Local Government (for purposes of the Brownfields Grant Program, the Code of Federal Regulations defines general purpose unit of local government as "a local government" as defined under 2 CFR Part 200.64.).

III.B.2 Community Involvement

Waukegan will utilize its Director of Communications to implement in-kind services to assure the residents and other stakeholders are well informed and that their concerns are fully addressed throughout the Brownfield Assessment grant work. Waukegan will continue to hold informational meetings and solicit input from community members on a quarterly basis during the duration of the project. This will be a way to engage with residents and initiate interactive communication while providing pertinent information and feedback. Waukegan will also utilize a multimedia approach to advertise quarterly meetings, encourage community involvement, and to facilitate response to questions, comments, or concerns as they arise.

Waukegan's website and Facebook page will be used to communicate instant news about any cleanup work and the dates/times of public meetings. Community outreach activities will be performed and may include room rental, newspaper public notice advertisements, mailings, updating the website, display materials, signage, printing fact sheets and various media events. Due in part because half of the residents speak Spanish, materials will be translated as needed and provided to the public. Any other special needs will be accommodated during the meetings if/when they arise.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

Site Eligibility

III.C.1. Basic Site Information

The address of the Site is 200 East Sea Horse Drive within the city limits of Waukegan, Lake County, Illinois 60085 (42°21'49.78"N, 87°49'10.66"W) comprised of approximately 14-acres. Waukegan is the sole property owner of the Site.

III.C.2. Status and History of Contamination at the Site

The Site was operated by Johnson Motors, a former industrial manufacturing facility, beginning in 1926. In the 1950's Outboard Marine Corporation, herein referred to as OMC, acquired the Site from Johnson Motors. Operations at both Johnson Motors and OMC involved the production of propulsion motors for boats and watercraft. By 1959 OMC expanded the industrial operations requiring a large building expansions, which is referred to as OMC Plant 1. In 2000, OMC abruptly declared bankruptcy that resulted in plants closures of both OMC Plant 1 and the nearby OMC Plant 2. Since the plant closures, OMC Plant 2 was placed on the National Priorities List (NPL) by USEPA and has been remediated using Superfund monies. OMC Plant 1 did not successfully rank on the USEPA Hazard Ranking System (HRS) to be managed under Superfund.

Following the abandonment of OMC Plant 1, Bombardier Recreational Products (BRP) purchased the building utilizing only a small portion of it for engine testing as well as research and development (R&D). In 2015, BRP sold the building to Night Owl Holdings, LLC from Michigan, who stripped the building of salvageable components prior to walking away from a building in complete disarray. The City filed a law suit to stop Night Owl Holdings, LLC from continuing the practice of removing valuable building components for scrap value and abandoning such buildings. The suit was settled out of court by allowing the City to purchase the property in lieu of continuing

legal battles. The City took possession of the partially dismantled, unsafe buildings in May 2016. The Site was immediately secured and prepped for complete demolition of all structures on the 14-acre property upon acquisition. Demolition proceeded from June 2016 and will be completed in January 2017 at a cost of \$2 million to Waukegan.

Environmental conditions at the Site, while not warranting Superfund cleanup, are indicative of poor industrial stewardship exhibited by OMC during its many years of factory production pre-dating RCRA environmental regulations. Fortunately, the Site did not have the widespread use of Polychlorinated Biphenyls (PCBs) as had caused OMC Plant 2 to and Waukegan Harbor to be severely impacted. Past environmental records for the OMC Plant 1 property indicate the use of numerous underground storage tanks, above ground storage tanks, and limited drum storage for use and management of petroleum products and solvents. According to documentation reviewed at the Site, 11 former underground storage tanks (USTs) were previously removed from the Site and approximately five additional USTs may need to be removed from the Site. None of the removed USTs appear to have been subject to corrective action to acceptable present day environmental or human health standards. Commingled petroleum and solvent appears to have impacted soil and groundwater at the property.

III.C.3. Brownfields Site Definition

The Site is eligible for Brownfield funding as it is not listed or proposed to be listed on the National Priorities List (NPL), there are no unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees, and the Site is not subject to jurisdiction, custody, or control of the U.S. government.

III.C.4. Enforcement or Other Actions

The Site is not subject to any on-going or known environmental enforcement or other actions. Waukegan has not contributed to the petroleum or hazardous substances at the Site. OMC is no longer a viable entity to seek cost recovery as all available cost recovery has been expended on the nearby OMC Superfund sites. Waukegan exercised immediate due care responsibility upon its acquisition of the abandoned property.

III.C.5 Sites Requiring a Property-Specific Determination

Per III.C.5 of the FY17 Brownfield Assessment Guidelines the Site doesn't require a property specific determination.

III.C.6. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

Waukegan acquired the property in May 2016 to stop all unpermitted/unauthorized salvaging and dismantling of the viable building components at the Site. At no time did Waukegan contribute to the presence, use or manage petroleum and hazardous substances at the Site. Any disposal or releases occurred prior to the City's acquisition and are not liable under CERCLA 107. The City conducted pre-purchase inquiry including limited Phase I/II Environmental Site Assessment (ESA) by qualified environmental professionals contracted by USEPA Region V. Post-acquisition use by the City has been limited to securing the property from trespassing for public safety and contracting for asbestos inspection, hazardous substance removal, asbestos abatement, and full-scale, site wide building demolition by qualified contractors. The City has stabilized the Site to ensure prevention of threatened future releases and prevent exposure to previous releases.

ATTACHMENT C
LETTER FROM THE STATE
AUTHORITY



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, ACTING DIRECTOR

November 18, 2016

City of Waukegan
Attn: Tom Hagerty, Public Works Director
1700 N. McAree Rd.
Waukegan, Illinois 60085

Dear Mr. Hagerty:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for upcoming Brownfields Cleanup and Assessment Grants application to U.S. EPA. The City of Waukegan is applying for a \$200,000 Brownfields Assessment Grant for Hazardous substances and a \$200,000 Brownfields Cleanup Grant for Hazardous substances from U.S. EPA.

If The City of Waukegan identifies properties in the target area(s) potentially contaminated with petroleum, it must seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges The City of Waukegan's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at (217) 785-7492 or by email at valerie.a.davis@illinois.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie A. Davis".

Valerie A. Davis
Programs Advisor
Bureau of Land

c: Matt Didier – U.S. EPA Region 5
Katie Kult – Deigan & Associates, LLC

ATTACHMENT D
LETTERS OF SUPPORT FROM
COMMUNITY ORGANIZATIONS

December 8, 2016

Mr. Wayne Motley
Mayor
City of Waukegan
100 Martin Luther King Jr., Ave.
Waukegan, IL. 60085

Subject: U.S. Environmental Protection Agency Brownfield Application
Brownfield Site Assessment Grant – 200 E. Sea Horse Dr., Waukegan, IL
Brownfield Cleanup Grant – 801 S. Market St., Waukegan, IL

Dear Mayor Motley:

Delta Institute (Delta) is an environmental not-for-profit whose mission is to work with local governments, communities and private businesses to build a resilient environment and economy through the implementation of sustainable solutions. Delta supports City of Waukegan's two brownfield grant applications submitted to U.S. Environmental Protection Agency.

As you know, Delta is the facilitator of the Waukegan Waterfront Working Group (WWWG) which is responsible for management of city activities related to the remediation, conservation and redevelopment of property located along the Waukegan lake front. Delta will work with the Waukegan Public Works Director and grant project manager, Tom Hagerty, to ensure that:

- Appropriate city departments and local organizations are consulted on grant implementation decisions to ensure alignment and buy in by all stakeholders;
- Community outreach and engagement is coordinated and leveraged with the city's existing lakefront related outreach to ensure visibility of grant related projects and inclusion of community input;
- Opportunities for redevelopment of the properties at 200 E. Sea House Drive and 801 S. Market are considered by the WWWG in a timely manner;
- EPA grant funds are leveraged with other identified governmental and foundation funding for the execution of cleanup plans and redevelopment of properties.

If you have any questions regarding Delta's support of Waukegan's Site Assessment and Cleanup Brownfield Grant applications, please contact me. Best wishes on your grant funding request.

Sincerely yours,



William Schleizer, CEO
Delta Institute



WAUKEGAN PARK DISTRICT

2000 BELVIDERE ST. • WAUKEGAN, IL 60085-6172 • PHONE (847) 360-4711 • TTY (847) 662-3800 • WWW.WAUKEGANPARKS.ORG

December 7, 2016

Mayor Wayne Motley
City of Waukegan
100 Martin Luther King Jr. Avenue
Waukegan, IL. 60085

Subject: U.S. Environmental Protection Agency Brownfield Application
Brownfield Site Assessment Grant – 200 E. Sea Horse Dr., Waukegan, IL
Brownfield Cleanup Grant – 801 S. Market St., Waukegan, IL

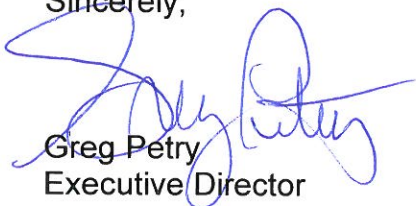
Dear Mayor Motley:

Waukegan Park District is in full support of the City of Waukegan's two Brownfield applications submitted to U.S. Environmental Protection Agency. Our mission is to provide facilities and leisure opportunities to Waukegan's diverse population, both properties seeking federal funding are located adjacent to recreational open spaces.

Our organization has worked diligently to provided parks, recreational facilities, and leisure opportunities to enhance and improve the natural areas within the City of Waukegan. Transforming both contaminated, blighted, and unprofitable Brownfield properties into viable business opportunities or recreational parks is a key component to enhancing the economy while maintain a balance between Waukegan's diverse lakefront ecosystems. Both grants will enhance and complement our efforts to provide residents with parks and recreational opportunities or bring in business that offers recreational users much needed amenities. For this reason, it is imperative that the USEPA support both requests for federal funding.

Should you have questions regarding our organization's support of Waukegan's Site Assessment and Cleanup Brownfield Grant Application, please contact me. Best wishes on your grant funding request.

Sincerely,



Greg Petry
Executive Director

GP:ss

WAUKEGAN
PORT DISTRICT
AIRPORT • MARINA • PORT

December 1, 2016

Mr. Wayne Motley
Mayor
City of Waukegan
100 Martin Luther King Jr., Ave.
Waukegan, IL 60085

Subject: U.S. Environmental Protection Agency Brownfield Application
Brownfield Site Assessment Grant – 200 E. Sea Horse Dr., Waukegan, IL
Brownfield Cleanup Grant – 801 S. Market St., Waukegan, IL

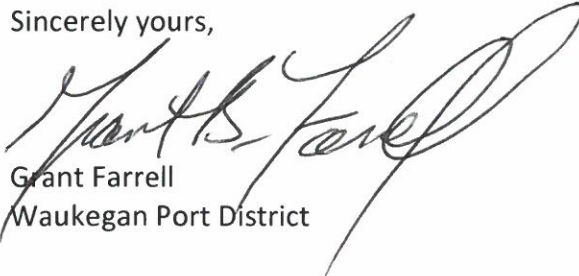
Dear Mayor Motley:

Waukegan Port District is in full support of the City of Waukegan's two Brownfield applications submitted to U.S. Environmental Protection Agency. Both properties seeking federal funding are located adjacent to Waukegan Port District property or located in an area that many of our boater's access after docking.

Our organization has worked to enhance and improve Waukegan Harbor and Marina for recreational boat users as well as strengthen the local economy by seeking out new businesses to operate at the Harbor to provide much needed amenities. Transforming contaminated, blighted, and unprofitable Brownfield properties into viable opportunities is a key component to enhancing the economy and business climate of Waukegan. This grant will enhance and complement our efforts to improve the Harbor and Marina and bring in new businesses. For this reason, it is imperative that the USEPA support both requests for federal funding.

Should you have questions regarding our organization's support of Waukegan's Site Assessment and Cleanup Brownfield Grant Application, please contact me. Best wishes on your grant funding request.

Sincerely yours,



Grant Farrell
Waukegan Port District



(847) 244-3133 • Fax (847) 244-1348
55 S Harbor Place
Waukegan, IL 60085
waukeganport.com

ATTACHMENT E RECORDED DEED



880015040 1073

This instrument prepared by:

Marc C. Smith
Fox Rothschild LLP
353 N. Clark St., Suite 3650
Chicago, Illinois 60654

**and after recording return to and
send subsequent tax bills to:**

Steve Martin
Corporation Counsel *attn: Steve*
City of Waukegan
100 N. Martin Luther King Jr Ave
Waukegan, Illinois 60085

Image# 055078540008 Type: DW
Recorded: 05/18/2016 at 09:59:07 AM
Receipt#: 2016-00028898
Page 1 of 8
Fees: \$43.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7292787**

WARRANTY DEED

THE GRANTOR, Night Owl Holdings LLC, a Michigan Limited Liability Company, of the City of Troy, County of Oakland, State of Michigan, for and in consider of \$10.00 (Ten Dollars), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the City of Waukegan, a Municipal Corporation, of 100 N. Martin Luther King Jr Ave, Waukegan, Illinois 60085, of the County of Lake, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Commonly known as 200-300 Sea Horse Dr, Waukegan, Illinois 60085
PIN: 08-22-100-062

Dated this 12th day of May, 2016.


Night Owl Holdings, LLC

By *Charlotte Karna*
Its managing Member

\$525,000.00

REAL ESTATE TRANSFER TAX		18-May-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
08-22-100-062-0000 20160404996256 1-627-056-448		

pu
8

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Christopher A. Kouza, as managing member of
Night Owl Holdings LLC, personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
that he signed, sealed and delivered the said instrument as his own free and voluntary act, for the
uses and purposes therein set forth, on behalf of the company.

Given under my hand and official seal this 12th day of May, 2016.

Megan E. Barnes
Notary Public

My Commission Expires:

Nov. 16, 2021

MEGAN E. BARNES
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES NOV 16, 2021
ACTING IN COUNTY OF Oakland

LAKE COUNTY-ILLINOIS TRANSFER
STAMPS EXEMPT UNDER PROVISIONS
OF 35 ILCS 200/31-45, PARAGRAPH (b),
REAL ESTATE TRANSFER ACT
DATE:

Night Owl Holdings LLC
Buyer, Seller, or Representative,
by Chris Kouza, its managing member
by [Signature] 7/20/16

EXHIBIT A

Legal Description

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHEASTERLY ALONG A NORTHEAST ANGLE OF 89 DEGREES 29 MINUTES WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 22 TO A POINT ON THE NORTH LINE OF CITY STREET, 66 FEET FROM, MEASURED AT RIGHT ANGLES, TO THE EAST AND WEST CENTER LINE OF SAID SECTION 22; THENCE EAST WITH AND ALONG THE NORTH LINE OF SAID CITY STREET, PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 22, 585.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF HARBOR STREET; THENCE NORTHEASTERLY WITH AND ALONG THE SAID NORTHWESTERLY LINE OF HARBOR STREET AND MAKING A NORTHEASTERLY ANGLE OF 75 DEGREES 12 MINUTES 10 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED EAST, 119.43 FEET TO A POINT; THENCE EAST PARALLEL TO AND 181.47 FEET FROM, MEASURED AT RIGHT ANGLES, THE SAID CENTER LINE OF SECTION 22, 373.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST WITH AND ALONG THE LAST DESCRIBED COURSE EXTENDED EAST, 1610.89 FEET, MORE OR LESS, TO A POINT ON THE SHORE LINE OF LAKE MICHIGAN (THIS COURSE TO BE KNOWN AS THE FIRST COURSE); THENCE NORTHWESTERLY WITH AND ALONG SAID SHORE LINE TO AN INTERSECTION WITH A LINE RUNNING PARALLEL WITH AND 361.6 FEET FROM, MEASURED AT RIGHT ANGLES, TO SAID FIRST COURSE ABOVE DESCRIBED (THIS COURSE TO BE KNOWN AS THE SECOND COURSE); SAID SHORE LINE BEING APPROXIMATELY AS FOLLOWS: RUNNING NORTHERLY MAKING A NORTHWESTERLY ANGLE OF 79 DEGREES 22 MINUTES 30 SECONDS WITH THE FIRST COURSE ABOVE DESCRIBED, 36.02 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY WITH AND ALONG SAID SHORE LINE AND MAKING A NORTHWESTERLY ANGLE OF 9 DEGREES 32 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED NORTHERLY, 326.25 FEET TO A POINT; THENCE WEST PARALLEL TO AND 361.6 FEET NORTH OF, MEASURED AT RIGHT ANGLES, THE SAID FIRST COURSE ABOVE DESCRIBED, A DISTANCE OF 1389.49 FEET (THIS COURSE TO BE KNOWN AS THE THIRD COURSE); THENCE SOUTHWESTERLY MAKING A SOUTHEASTERLY ANGLE OF 119 DEGREES 58 MINUTES 45 SECONDS FROM SAID THIRD COURSE, 417.44 FEET TO THE POINT OF BEGINNING (THIS COURSE TO BE KNOWN AS THE FOURTH COURSE) (EXCEPTING RAILROAD TRACKS OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 181.47 FEET NORTH OF THE SOUTH LINE AND 2482.5 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 361.6 FEET; THENCE EAST ALONG A LINE PARALLEL WITH AND 543.07 FEET FROM (MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID QUARTER SECTION TO THE SHORE OF LAKE MICHIGAN; THENCE IN A SOUTHERLY DIRECTION WITH AND ALONG SAID SHORE LINE TO A POINT WHICH IS 181.47 FEET NORTH OF THE

SOUTH LINE OF SAID QUARTER SECTION (MEASURED AT RIGHT ANGLES); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO ACCESS PARCEL 1, PARKING AREAS EXISTING AS OF MARCH 2001, AND ENCROACHMENTS EXISTING AS OF MARCH 2001, AS CREATED BY ACCESS AND PARKING EASEMENT BY AND BETWEEN OUTBOARD MARINE CORPORATION AND BOMBARDIER MOTOR CORPORATION OF AMERICA DATED MARCH 9, 2001 AND RECORDED MARCH 14, 2001 AS DOCUMENT 4657713, FOR THE BENEFIT OF PARCEL 1 OVER "PARCEL A" DESCRIBED ON EXHIBIT A ATTACHED THERETO AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTHEASTERLY, MAKING A NORTHEAST ANGLE OF 89 DEGREES 29 MINUTES WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 22, TO A POINT ON THE NORTH LINE OF CITY STREET, 66 FEET, FROM, MEASURED AT RIGHT ANGLES, THE EAST AND WEST QUARTER LINE OF SAID SECTION 22; THENCE EAST WITH AND ALONG THE NORTH LINE OF SAID CITY STREET AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 22, 585.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF HARBOR STREET; THENCE NORTHEASTERLY, WITH AND ALONG SAID NORTHWESTERLY LINE OF HARBOR STREET AND MAKING A NORTHEASTERLY ANGLE OF 75 DEGREES 12 MINUTES 10 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED EAST, 119.43 FEET TO A POINT; THENCE EAST PARALLEL TO AND 181.47 FEET FROM, MEASURED AT RIGHT ANGLES, THE SAID CENTER LINE OF SECTION 22, 373.61 FEET TO A POINT; THENCE NORTHEASTERLY MAKING A NORTHEASTERLY ANGLE OF 60 DEGREES 01 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED EAST, 417.44 FEET TO A POINT; THENCE EAST PARALLEL TO AND 543.06 FEET FROM, MEASURED AT RIGHT ANGLES, THE SAID CENTER LINE OF SECTION 22 AND MAKING A SOUTHEASTERLY ANGLE OF 119 DEGREES 58 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, 113.87 FEET, MORE OR LESS, TO THE WESTERLY FACE OF A STEEL SEA WALL, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING EAST, PARALLEL WITH AND 543.06 FEET FROM, MEASURED AT RIGHT ANGLES, THE SAID CENTER LINE OF SECTION 22, 1044.54 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 100.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 643.06 FEET NORTH OF AND PARALLEL TO THE SAID CENTER LINE OF SECTION 22, 586.87 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 50.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 693.06 FEET NORTH OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE CENTER LINE OF SECTION 22, A DISTANCE OF 428.81 FEET, MORE OR LESS, TO THE WESTERLY FACE OF A STEEL SEA WALL; THENCE SOUTHWESTERLY ALONG THE WESTERLY FACE OF THE SAID SEA WALL, 152.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.
2. Easements or claims of easement, not shown by public records.
3. Real estate taxes for the year 2014 and subsequent years.
4. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Rights, if any, of the United States of America, the State of Illinois, the municipality and the public in and to so much of the Property, if any, as may have been formed by means other than natural accretions or may be covered by the waters of Lake Michigan. Slips and waterways. Rights of the public, the State of Illinois and of the United States Government in and to so much of the Property as covered by the waters of Lake Michigan or the channel. Rights of the adjoining owners in and to the free and uninterrupted flow of the waters of streams, if any, running through the Property. Rights of the United States Government, State of Illinois, City of Waukegan, the public and adjoining owners to have maintained in its present location the harbor and any piers and roads contiguous thereto. Rights of the United States of America, State of Illinois, the municipality and the public to that part of the Property and other property falling in the bed of the stream which connects with Slip Number 3. Also rights of the property owners in and to the free and unobstructed flow of the waters of said stream.
6. Agreement as contained in Deed recorded August 4, 1927, as Document 303263, relating to the maintenance of that part of the canal lying within the Property.
7. Rights reserved in Deed recorded August 4, 1927 as Document 303263, by the Elgin, Joliet and Eastern Railroad Company, to construct, operate and maintain railroad tracks on land 25 feet in width running parallel to the shore line of Lake Michigan as it would exist at the time of the construction of such tracks with the Westerly line of a strip 100 feet wide West of the shore line of said Lake.
8. Rights of the Elgin, Joliet and Eastern Railroad Company in and to that part of the Property occupied by tracks, spurs and switches as they existed on August 3, 1927 as reserved in said Deed recorded as Document 303263.
9. Rights of the Elgin, Joliet and Eastern Railway Company, a corporation of Illinois, in and to all that portion of the Property used and occupied by the tracks, spurs and switch tracks of said Railroad Company, as reserved in the Warranty Deed from said Railroad Company to William A. Baehr dated March 14, 1927, and recorded March 16, 1927, in Book 262 of Deeds, Page 601, as Document 295717.

10. Easement for road purposes over the Easterly 100 feet of the Property as granted to the City of Waukegan by instrument recorded September 30, 1935 as Document 417194 and all rights thereunder.
11. Easement for sewer purposes as granted to General Motors Corporation by instrument recorded December 12, 1948 as Document 660131 and all rights thereunder.
12. Terms and provisions contained in Declaration of Property Remediation dated June 14, 1990 and recorded June 18, 1990 as Document 2916033 by Outboard Marine Corporation.
13. Rights reserved by the Elgin, Joliet and Eastern Railroad Company, a corporation of Illinois, to lay down, maintain and operate railroad tracks and switch tracks on land 25 feet in width running substantially parallel to the shore line of Lake Michigan as it would exist at the time of such laying down and with the Westerly line of a strip 125 feet West of the shore line of said Lake, as created in Documents 295716, 295717, 335250, 415306, 415382 and subsequent conveyances in the chain of title.
14. Perpetual Easement over a strip of land 10 feet wide, lying 5 feet on each side of the following described center line: commencing at a point which is 2485 feet East of and 543.06 feet North of the Southwest corner of the Northwest $\frac{1}{4}$ of Section 22, Township 45 North, Range 12 East of the third principal meridian; running thence Northeasterly to a point 21.4 feet East and 408.3 feet North of the point of beginning; thence Northeasterly to a point 59.4 feet East and 891.3 feet North of the point of beginning; thence Northeasterly to a point 1420 feet North and 137.4 feet East of the point of beginning for the purpose of maintaining gas transmission lines, as granted by Waukegan Coke Corporation, a Delaware corporation, to North Shore Gas Company, a corporation of Illinois, by instrument dated June 28, 1947 and recorded July 14, 1947 as Document 621388. Assignment dated May 28, 1948 and recorded June 3, 1948 as Document 644438, made by Waukegan Coke Corporation, a Delaware corporation, to General Motors Corporation, a Delaware corporation, of all interest in the easement recorded as Document 621388, granted for the purpose of maintaining existing gas transmission lines over the Property.
15. Sewer line in favor of Johnson Motors Corporation across the Westerly part of the Property as disclosed by the Supplemental Indenture dated May 14, 1948 and recorded May 21, 1948 as Document 643457.
16. Rights of General Motors Corporation, a Delaware corporation, its successors and assigns, to an easement for the purpose of maintaining an existing gas transmission line over the following described property: a strip of land 10 feet in width lying 5 feet each side of the following described line: commencing at a point which is 2282.75 feet East of and 543.06 feet North of the Southwest corner of the Northwest $\frac{1}{4}$ of Section 22, Township 45 North, Range 12 East of the third principal meridian, and running North 18.4 feet to a point; thence Northeasterly 221 feet to a point 135.5 feet East and 192.9 feet North of the point of beginning; thence Easterly 34 feet to a point 169.56 feet East and 190.9 feet North of the point of beginning; thence Northeasterly to a point 178.25 feet East and 222.4 feet North of the point of beginning; thence Northeasterly to a point

215.75 feet East and 236.0 feet North of the point of beginning as disclosed by an instrument recorded as Document 645042.

17. Easement for use, operation and construction of dock facilities; railroad switching rights; construction, operation and maintenance of sanitary sewer; and construction, operation and maintenance of water intake line, all as reserved by seller in the Deed between seller and purchaser dated September 1, 1970 and recorded November 19, 1970 as Document 1481496, as contained in the Deed from General Motors Corporation to Outboard Marine Corporation dated November 8, 1971 and recorded August 28, 1972 as Document 1575626.
18. Environmental Disclosure recorded on July 21, 1993 as Document 3369493.
19. Reservation of easements for the purpose of installation, maintenance or service of any and all utilities benefiting Outboard Marine Corporation in the Deed recorded May 21, 1997 as Document 3970942 and the Corrective Deed recorded September 19, 1997 as Document 4021847 from Outboard Marine Corporation to Larsen Marine Services, Inc.
20. Terms, provisions and conditions relating to the easement described as Parcel 2 of the Property contained in the instrument creating said easement and rights of the adjoining owner or owners to the concurrent use of said easement.
21. Environmental Disclosure recorded March 14, 2001 as Document 4657717.

Mary Ellen Vanderventer
Lake County Recorder of Deeds

18 N. County Street
Waukegan, IL 60085

(847)360-6673
(FAX) (847)625-7200

880015040

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF LAKE

} SS.

DOCUMENT NO. _____

I, (Name) Marc Smith, being duly sworn on oath, state that

I reside at non responsive, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception (Circle the number applicable to the attached deed):

1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording.

(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME



this 12 day of May 2016

Notary Public

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Waukegan

* b. Employer/Taxpayer Identification Number (EIN/TIN):

36-6006137

* c. Organizational DUNS:

0745838240000

d. Address:

* Street1:

100 N. Martin Luther King Jr. Ave.

Street2:

* City:

Waukegan

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

60085-4328

e. Organizational Unit:

Department Name:

Public Works

Division Name:

Engineering

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Tom

Middle Name:

* Last Name:

Hagerty

Suffix:

Title:

Public Works Director

Organizational Affiliation:

City of Waukegan

* Telephone Number:

847-360-0944

Fax Number:

* Email:

tom.hagerty@waukeganil.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY17 Outboard Marine Corporation Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="125,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="125,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: